

026.A

0001

0051.2

Map

Block

Lot

1 of 1

Residential

ARLINGTON

APPRAISED:

Total Card / Total Parcel

640,400 / 640,400

USE VALUE:

640,400 / 640,400

ASSESSED:

640,400 / 640,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
51		CLEVELAND ST, ARLINGTON

OWNERSHIP	Unit #:	2
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Owner 1: MILLER THOMAS H

Owner 2: FINNEGANT JACQUELINE

Owner 3:

Street 1: 13 NORCROSS ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: N

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: HARDING WILLIAM T -

Owner 2: -

Street 1: 160 PARK AVE

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1913, having primarily Vinyl Exterior and 1555 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	7268																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	640,400			640,400		314144
							GIS Ref
							GIS Ref
							Insp Date
							05/17/18

PREVIOUS ASSESSMENT		Parcel ID		026.A-0001-0051.2		!15931!	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value
2022	102	FV	640,400	0	.	640,400	Asses'd Value Notes Date
2021	102	FV	621,300	0	.	621,300	Year end 12/23/2021
2020	102	FV	611,700	0	.	611,700	Year End Roll 12/10/2020
2019	102	FV	551,600	0	.	551,600	611,700 Year End Roll 1/3/2019
2018	102	FV	486,800	0	.	486,800	551,600 Year End Roll 12/20/2017
2017	102	FV	443,000	0	.	443,000	486,800 Year End Roll 1/3/2017
2016	102	FV	443,000	0	.	443,000	443,000 Year End 1/4/2016
2015	102	FV	408,700	0	.	408,700	443,000 Year End Roll 12/11/2014

SALES INFORMATION		TAX DISTRICT		PAT ACCT.	
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price V Tst Verif Notes
HARDING WILLIAM	60618-34		11/30/2012		408,000 No No

BUILDING PERMITS												ACTIVITY INFORMATION											
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name											
3/3/2021									3/3/2021	Mail Update	JO	Jenny O											
5/17/2018									5/17/2018	Measured	DGM	D Mann											
5/1/2013									5/1/2013	NEW CONDO	BR	B Rossignol											

Sign: VERIFICATION OF VISIT NOT DATA _____



EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH							
Type: 99 - Condo Conv				Full Bath: 1	Rating: Good														
Sty Ht: 1T - 1 & 3/4 Sty				A Bath:	Rating:														
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:														
Foundation: 3 - BrickorStone				A 3QBth:	Rating:														
Frame: 1 - Wood				1/2 Bath:	Rating:														
Prime Wall: 4 - Vinyl				A HBth:	Rating:														
Sec Wall:	%			OthrFix:	Rating:														
Roof Struct: 1 - Gable				OTHER FEATURES				RESIDENTIAL GRID											
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Good			1st Res Grid	Desc: Line 1	# Units 1									
Color: GRAY				A Kits:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O										
View / Desir:				Frl:	Rating:			Other											
GENERAL INFORMATION				WSFlue:	Rating:			Upper											
Grade: C+ - Average (+)				CONDOS INFORMATION				Lvl 2											
Year Blt: 1913	Eff Yr Blt:			Location:				Lvl 1											
Alt LUC:	Alt %:			Total Units:				Lower											
Jurisdct: G14	Fact: .			Floor: M - Multi-Level				Totals	RMs: 8	BRs: 4	Baths: 1	HB							
Const Mod:				% Own: 54.000000000				REMODELING				RES BREAKDOWN							
Lump Sum Adj:				Name:				Exterior:	No Unit	RMS	BRs	FL							
INTERIOR INFORMATION				Phys Cond: GD - Good	18. %			Interior:	1	8	4								
Avg Ht/FL: STD				Functional:		%		Additions:											
Prim Int Wal 2 - Plaster				Economic:		%		Kitchen:											
Sec Int Wall:	%			Special:		%		Baths:											
Partition: T - Typical				Override:		%		Plumbing:											
Prim Floors: 3 - Hardwood				Total:	18.6 %			Electric:											
Sec Floors: 4 - Carpet	25 %			CALC SUMMARY				Heating:											
Bsmnt Flr: 12 - Concrete				Basic \$ / SQ: 305.00				General:											
Subfloor:				Size Adj.: 1.32524109				COMPARABLE SALES				SUB AREA							
Bsmnt Gar:				Const Adj.: 0.98745072				Rate	Parcel ID	Typ	Date	Sale Price	Code	Description	Area - SQ	Rate - AV	Undepr Value	SUB AREA DETAIL	
Electric: 3 - Typical				Adj \$ / SQ: 399.126									GLA	Gross Liv Ar	1,555	399.130	620,641	Sub Area	
Insulation: 2 - Typical				Other Features: 60500														% Usbl	
Int vs Ext: S				Grade Factor: 1.10														Descrip	
Heat Fuel: 1 - Oil				NBHD Inf: 1.04999995														% Type	
Heat Type: 5 - Steam				NBHD Mod:														Qu # Ten	
# Heat Sys: 1				LUC Factor: 1.00															
% Heated: 100	% AC:			Adj Total: 786718															
Solar HW: NO	Central Vac: NO			Depreciation: 146330															
% Com Wal	% Sprinkled			Depreciated Total: 640389															
MOBILE HOME				WtAv\$/SQ:	AvRate:	Ind.Val													IMAGE
Make:		Model:																	
SPEC FEATURES/YARD ITEMS				Serial #:															AssessPro Patriot Properties, Inc
PARCEL ID 026.A-0001-0051.2																			
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
More: N	Total Yard Items:				Total Special Features:														
Total:																			

